

## **BLOOMINGTON MUNICIPAL ADVISORY COUNCIL (MAC) MEETING MINUTES**

**Tuesday, May 3, 2011**

The meeting was called to order at 7:09 pm and opened with the Pledge of Allegiance.

**Moment of Silence:** Council Chair Betty Gosney expressed condolences to Walter and June Las on the loss of their daughter Mrs. Terri Dold. She requested a moment of silence in her memory.

**ATTENDANCE** - Betty Gosney, Jacqueline Cox, Adrian McDaniel, Lynda Gonzalez, Gregory Ware

### **APPROVAL OF MINUTES**

Greg Ware motioned to approve the minutes for the month of April 2011. Jacqueline Cox seconded the motion.

### **RATIFY MAC LETTER TO CITY OF RIALTO**

Greg Ware motioned to ratify the MAC letter to the City of Rialto which stated the position of the MAC regarding the Rialto Commerce Center project (RCC project). Lynda Gonzalez seconded the motion. Copies of the letter were made available for distribution.

### **OPENING REMARKS**

Chair Betty Gosney explained the evening's Agenda would primarily focus on discussions relating to the Rialto Commerce Center Project. Eric Scott read the rules of conduct for the meeting. Chair Betty Gosney introduced Supervisor Josie Gonzales, who stated that she wanted to hear from the residents and find out what they considered the constraints of the project. She stated she was opposed to the project and had written letters to the City of Rialto regarding this issue. However, she said it would be best for the community to work together with the city and the developer since the City approved the project and it was moving forward. She welcomed and thanked the City of Rialto, Oakmont Development, and the community for coming to the meeting.

**OVERVIEW OF RIALTO COMMERCE CENTER PROJECT** - Oakmont Development, Tim Howard  
Mr. Howard stated the City of Rialto approved the project on April 12. He displayed a map of the project and spoke about how they plan to handle traffic. The outside infrastructure will be in place during the first phase at a cost of \$8 million. They do not have a tenant at the moment. Therefore, he did not have a timeframe established as to when the project would begin. He shared photographs of his past projects. The walls showed architecture and glass instead of all concrete walls. He stated that the building will be designed so that trucks will not be visible from the street. Mr. Howard proclaimed he does not cut corners. Due to the downturn in the economy, he described how investors prefer to invest in high quality buildings. He stated that the school fee usually is about .35 to .50 cents per square feet. At .50 cents, that would equate to \$2 million that would be paid to the school district.

Comments from the public included: Greg Ware, who was asthmatic, expressed his concerns over the quality of life. He worried that the air quality would diminish. He believed the main attraction to builders was the railroad. Maria Alba questioned why the top section of Mr. Howards' map was not on the Environmental Impact Report (EIR). Mr. Howard said the area Ms. Alba identified would probably be a site with smaller buildings. He said it was too soon to know for sure what will be built.

David Getty said they used to have a golf course and now it was gone. He liked having the open space. He wanted to know how the developer bought the land at residential prices. He wanted to know if there was any assurance made to the developer that the zoning would be changed before he

bought it. He stated in the end the city went for the money. Ed Petre (County Dept. of Public Works) described how the county got involved with this project. His department reviewed the project and sent it back to the City of Rialto. The comments he made were regarding truck distribution. He wanted to make sure trucks would not travel on non-truck designated roads. He stated El Rivino Road and Jurupa Ave cannot support the traffic. His other main comment was for the developer to pay its fair share of mitigation especially for the I-10 Cedar Ave Interchange.

Dave Soto said he was opposed to the development because Jurupa Ave. cannot handle the traffic. If traffic comes out to Cedar Ave, then it will be that much more congested. He believed the project was not thought out correctly. He claimed the streets will fall apart. He referenced the City of Ontario converted from a residential based city to an industrial based city, but their industrial is not in a residential area where kids cross the street. Pam Geil stated the project was not compatible with the area because it is a residential area. Her main concern was truck traffic going through residential areas. Her second concern was that this project would decrease home values.

Chris Andrew felt there should be no truck traffic on Jurupa Ave. He commented on how there was a truck stop on Jurupa Ave. and that trucks are already using the street. Also, he did not see the sense in having trucks drive by Kessler Park where kids are playing. He suggested there should be no truck traffic on El Rivino Road and Cactus Ave. Pam Geil stated this project should never come North on Cedar. Any truck traffic should be directed to Riverside Ave. She wanted to keep the area residential and safe for children. Traffic was heavy to begin with. She felt residence should be compensated since they are the ones who pay taxes for the roads.

Jim Ayala stated what was good for the economy was good for the school district because that is how they receive their funds. He would need more specifics on what the plans are for sidewalks and where traffic lights are to be installed. He claimed having the revenue was good, but their priority was the safety of the kids.

Tim Howard addressed the concerns of the residence. The efficient flow of the trucks was important to him. He stated he hired traffic experts to report what is needed. The roads will be place to support the traffic because they will widen the streets and add sidewalks and gutters.

Frances Vasquez asked that members of the community utilize this opportunity to provide the developer and the city of Rialto with suggestions of mitigation and design elements relating to the RCC Project, and provide written copies of their suggestions. Tim Howard asked the residents to tell him what they want so that he can figure out how to make it work. He committed to helping the residence as much as possible. Dan Flores said this is an opportunity for community to give their specific concerns to Mr. Tim Howard and the City of Rialto so that they know what they need to work on.

Pam Geil asked how Mr. Howard was going to mitigate diesel trucks idling on Cedar Ave. Mr. Howard answered by stating he will pay a fee to improve the overpass which will improve the flow of traffic. Supervisor Gonzales said it was difficult to know what the trucking patterns will be because there is no tenant yet. Supervisor Gonzales said she opposed this project. It was originally a residential project and the owner sold the land due to the slow economy. Despite her objections, she came to the conclusion that in order to get the best possible results and mitigate the impacts, she advised the residents to wisely cooperate with the developer and the City of Rialto. She wanted the residents to be at the table that will eventually make the decisions. None of the decisions have been made. She stressed what we can now do was be informed as to what are phases that his project will

need to go through as the City of Rialto moves forward. She wanted residents to be empowered and have the knowledge as to when the City of Rialto will have meetings where the community will be included in the planning and designing of the project in order to better serve both communities.

## NEXT STEPS

Mike Story stated what was next was that Mr. Howard will divide up the land in parcels so it can be sold individually. Also, the precise plan and design will need to be approved by the Developer Review Committee. There was still opportunity for the community to give their opinion on what their concerns are. Cedar Avenue will be for trucks. The City of Rialto will work on reducing the amount of trucks traveling North. They have already reached out to the community, and the Supervisor's staff. Improvements will be made to Bloomington. The project will move forward since it was the direction the City Council. He answered questions from the residents regarding the EIR, and Cedar Ave. & mitigation measures. He stated the city has not done a good job maintaining the roads but it was easier to maintain new roads such as this project will bring.

Lynda Gonzales would like a new bridge at cedar Ave. The trucks will not fit on current roads. Mr. Story said Mr. Howard will pay his fair share for the bridge. Eric Davenport did not want trucks on Cactus Avenue. Ian MacMillan (AQMD) stated there was existing commercial truck fleet technology to reduce emissions. At a minimum tenants, should be able to apply for grants. Chris Andrews read a list of items for mitigation (Ms. Vasquez gave Mr. Howard a copy), which included:

- Leadership in Energy & Environmental Design (LEED) Platinum Certified Building Design & Construction
- Green Roof Tops - Living Rooftops
- Clean Burn Natural Gas Engines
- Clean Burn Locomotives
- 16 – 24' Exterior Walls to be acoustically engineered and constructed to mitigate project site noise transmission to surrounding community
- Project lighting to be engineered and constructed to mitigate nighttime light emissions from the project site to the surrounding community
- A schedule for quiet hours which includes holidays
- No trucks on Jurupa Ave – Locust Avenue to Riverside Avenue
- No trucks on El Rivino Road – East of Cactus Avenue
- No trucks on Cactus Avenue – North of the current border of the City of Rialto and the unincorporated community of Bloomington, California

Dave Jayne wanted better communication with Rialto and the developer as to what was going on and how they will make things better. He needed a letter not an email to be sent. His main concern was for kids and his neighborhood. Mr. Story committed to bringing a proposal of the new building being built to the MAC. His goal was to have the City, the developer, the tenant, and the community to discuss the mitigations of that building. Mr. Howard committed to calling Supervisor Gonzales when he secures a lease with a tenant.

Maria Alba did not want trucks to go through Cactus Ave. Also, she wanted more CHP officers to enforce the truck routes. She suggested that the City of Rialto fill up the current vacant warehouses instead of building new ones. Pam Geil wanted the developer to be an innovator for trails for horses and children. Dan Flores stated some of the truck traffic concerns were in the jurisdiction of the county. He felt the county should take responsibility and work to have more CHP presence for the purpose of enforcing posted signs. He stated the county will work together with Rialto to identify truck

routes in both jurisdictions. On behalf of the county, he acknowledged the county's fault for failing to enforce the truck routes. David Getty inquired about the right to use eminent domain. He stated Rialto does have the power pay for the land in order to make road improvements. He does not see how the roads can be widened without taking people's homes. Gina Gibson stated some of the comments and concerns they have heard were not tangible yet until the project moves further along. Some of the mitigations are site specific. The EIR was designed to be a worse case scenario. Maria Alba inquired why it was being built in the middle of the community. Mr. Story stated it was the owner's decision. It is the City's obligation to process the request and applications of the owner. He stated staff had no preconceived notions what the owner wanted to do with the land.

### **MEMBER COMMENTS**

Jacqueline Cox was glad everyone was all working together. Adrian McDaniel spoke about the benefits of the project. He thought the 10 freeway was long overdue for improvements. He mentioned about the jobs the project would create. He also commented on how his house overlooks the project. When he bought his home he was sold on the golf course views, but stated he and the community will have to make the best of it.

Eric Scott stated the Supervisor made it clear this was a project taking place in the City of Rialto and that the concerns of the citizens of Bloomington were noted. Bloomington has the opportunity to provide their input to Rialto so that both can continue to be good neighbors. Hoped the City and the developer heard the concerns of the residents and will take action. He stressed the paramount concerns for the citizens were not traffic but the health and safety of Bloomington residents, specifically its children and senior citizens. In order to care of these individuals, he stated Cedar Ave should be kept clear. He wanted to see Rialto increase their traffic burden. Ms Gibson stated that the distribution was changed to 65% of the traffic for Rialto. Also, she stated LAFCO was responsible for determining funding and jurisdiction. The city does not make that call.

Lynda Gonzales thanked the agencies for attending. She stated the city, developer, county, Rialto, and CJUSD need to work together to improve the traffic flow for the youth by opening up the roads and building a new bridge at Cedar Ave. She announced that Assembly Member Wilmer Amina Carter selected David Soto as Veteran of the Year in the 62<sup>nd</sup> Assembly District.

**NEXT MEETING SCHEDULED** – June 7, 2011 at 7:00 p.m.

**ADJOURN MEETING** - The meeting was adjourned at 9:13 p.m.